

ORDINANCE NO. 1022

AN ORDINANCE AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING AN APPROXIMATE 47-ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF SOUTH HAM LANE AND WEST LODI AVENUE FROM R-1 TO P-D (II), PLANNED DEVELOPMENT DISTRICT NO. 11.

The City Council of the City of Lodi does ordain as follows:

Section I. The official District Map of the City of Lodi adopted by Section 27-2 of the Code of the City of Lodi is hereby amended and the property hereinafter described is rezoned and reclassified from its present classification as being in the R-1, Single-Family Residential District to be in the P-D (II), Planned Development District No. 11.

The property affected by this ordinance is situate in the City of Lodi, County of San Joaquin, State of California, and more particularly described as follows:

That certain real property situated in the City of Lodi, County of San Joaquin, State of California, described as follows:

PARCEL ONE:

The Northeast 1/4 of the Northwest 1/4 of Section 11, Township 3 North, Range 6 East, Mount Diablo Base and Meridian.

EXCEPT that portion conveyed to Basil T. Kehoe, et ux, by Deed recorded November 13, 1944 in Vol. 904 of Official Records, page 96.

ALSO EXCEPT that portion conveyed to Emanuel American Lutheran Church of Lodi, a church corporation, by Deed recorded November 18, 1958 in Vol. 2117 of Official Records, page 328.

ALSO EXCEPT the North 40 feet in Lodi Avenue (formerly Sargent Road) along the North line.

ALSO EXCEPT that portion conveyed to the City of Lodi, by Deed recorded May 19, 1967 in Vol. 3125 of Official Records, page 244.

PARCEL TWO:

The Southeast quarter of the Northwest quarter of Section 11,
Township 3 North, Range 6 East, Mount Diablo Base and Meridian.

EXCEPT THEREFROM the South 24.85 acres thereof.

The alterations, changes and amendments of said official District
Map of the City of Lodi herein set forth have been approved by the City
Planning Commission and by the City Council of this City after public hearings
held in conformance with the provisions of Chapter 27 of the Code of the City
of Lodi and the laws of the State of California applicable thereto.

Section 2. The above rezoning and reclassification is subject to the
Development Plan hereby adopted by the City Council of the City of Lodi as follows:

- a. The street system and lot design are as shown on "Exhibit A"
as modified by the Planning Commission tentative map approval
on letter dated January 17, 1974.
- b. The land-use plan of the area is as indicated on "Exhibit A."
- c. The plot plan showing the approximate location of all apartment
and commercial-professional buildings showing maximum and
minimum distances between buildings and between buildings and
property or building site lines are shown on "Exhibit B-1"
and "Exhibit B-2" as to the apartment site plan and "Exhibit
B-3" as to the commercial-professional site plan.
- d. The off-street parking and traffic circulation within the P.D
Zone and to and from adjacent public thoroughfares is shown
on "Exhibits B-1, B-2 and B-3."
- e. The elevations and perspective drawings of all proposed structures
apartment and commercial-professional which are submitted to
indicate the limits of height of proposed structures is as shown
on "Exhibits C-1 and C-2."

- f. The development schedule of various areas is that shown on "Exhibit A."
- I. That the timing for the over-all development shall be jointly approved by the Public Works Director and the developer's Civil Engineer, in consultation with the Central Valley Regional Water Quality Control Board staff and the City's consulting Sanitary Engineer, so that the White Slough Water Pollution Control Plant will not be overburdened before completion of its next phase of development in the 1976-77 time frame.
2. That the single-family portion of the development shall be a part of the first phase of development and that this development must conform with all subdivision rules and regulations of the City of Lodi in existence as of the date of approval of the tentative map by the Planning Commission
- g. That the final site plan of each phase, except single-family dwellings shall be subject of the approval of the City Site Plan and Architectural Review Committee and the Fire Chief and Police Chief.
- h. The Development Plan shall be subject to the following additional conditions:
- I. That a density of 12.3 dwelling units per gross residential acre be approved with the following breakdown: **438** apartment units; 12 units in fourplexes; **32** units in duplexes and 36 units in single-family dwellings;
2. That the 5-acre commercial-professional site at the southwest corner of South Ham Lane and West Tokay Street be approved with the condition that it conform to the zoning requirements of the C-P, Commercial-Professional District;

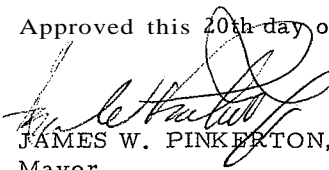
3. That all apartment development conform to the site, setback and coverage limitation of the R-GA, Garden Apartment Residential District, and each phase of the apartment development shown on Exhibit A- I shall contain a minimum of 80% one-bedroom units and the balance of the apartment units shall contain no more than two bedrooms;
4. That the development of the lots designated for duplexes and fourplexes conform to the site, setback, and coverage limitations of the R-LD, Low Density Multiple-Family Residential District;
5. That the development of the lots designated for single-family dwellings conform to the site, setback and coverage limitations of the R- I Single-Family Residential District.
6. That the off-street parking for all units, except single-family residential, be at the ratio of 1-1/2 spaces per unit, with one space per unit covered;
7. That landscaping and automated sprinkler systems be provided for all areas except sites for single-family dwellings, duplexes and fourplexes to the approval of the Public Works Director;
8. That on-site lighting in the apartment and Commercial-Professional areas be to the approval of the Public Works Director and the Police Chief;
9. That all on-site driveways and parking facilities be in conformance to the standards adopted by the Planning Commission;
10. That with reference to the apartment area fronting on Ham Lane, fencing and landscaping are to be provided subject to the approval of the Public Works Director and Police Chief with particular emphasis to deter and control the passerby from entering the area.

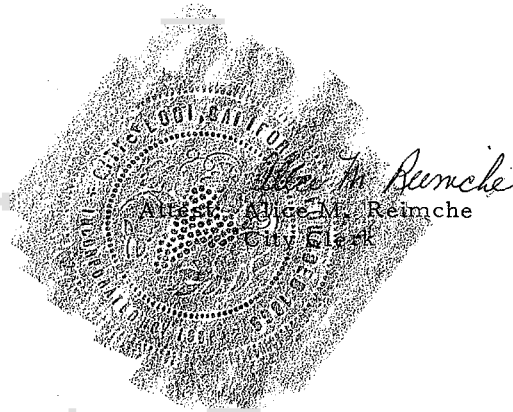
- i. That all references herein to "Exhibits" are to Exhibits on file in the office of the Secretary of the Lodi City Planning Commission, all of which are properly identified and marked.

Section 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 4. This ordinance shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 20th day of March 1974


JAMES W. PINKERTON, JR.
Mayor



State of California

County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that the foregoing Ordinance No. 1022 was introduced at a regular meeting of the City Council of the City of Lodi held March 10, 1974, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held March 10, 1974, by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, and Pinkerton

Noes: Councilmen - Katnich

Abstaining: Councilmen - Schaffer

Absent: Councilmen - None

I further certify that Ordinance No. 1022 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

Alice M. Reimche
Alice M. Reimche
City Clerk

